

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, MARCH 10, 2022 AT 6:00 P.M.** AT SEABROOK CITY HALL AND VIA TELECONFERENCE, TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

BOARD MEMBERS PRESENT:

PAUL R. DUNPHEY	CHAIR
TERRY CHAPMAN	VICE-CHAIR
KEVIN FERGUSON	TREASURER
ERNIE DAVIS (EXC. ABSENCE)	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON (EXC. ABSENCE)	COUNCIL REPRESENTATIVE

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

EDC Chairman Paul Dunphey called the meeting to order at 6:00 p.m. and declared that a quorum was present.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

2. PRESENTATIONS

2.1 EDC Director's report on economic development activities for January and February 2022.

EDC Director, Paul Chavez gave his monthly report for January and February 2022.

2.2 Presentation by Transwestern Development Company.

- Estimated to break ground in April
- Incentive request is for waiver of permit fees
- City would receive property tax, not sales tax
- \$25mill to build – buy land \$10mill
- 150 employees to Seabrook – multiplier effect – would create around 209 jobs
- Zoned LI (light industrial)
- 10-12 months construction timeline – would provide additional construction jobs
- Possibility of a retail showroom in the front
- 32 acres – all in the City of Seabrook

52 **3. EXECUTIVE SESSION**

53
54 **3.1 Section 551.087**

55 **Discuss or deliberate the offer of a financial incentive for a business**
56 **prospect, and commercial/financial information that the SEDC has received**
57 **from a business prospect, that it seeks to have locate, stay, or expand in or**
58 **near the City, and for which the SEDC is conducting economic development**
59 **negotiations, as provided by Texas Government Code Section 551.087.**

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61 The EDC Board went into Executive Session at 6:25 p.m.
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64 **4. OPEN SESSION**

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66 **4.1 The EDC Board will reconvene in open session to allow for possible action on**
67 **the agenda items listed above under "Executive Session".**

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69 The EDC Board reconvened in open session at 6:49 p.m.
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71 No action was taken in Executive Session.
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74 **5. NEW BUSINESS**

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76 **5.1 Consider and take all appropriate action on a Business Development**
77 **Incentive Application filed by Transwestern Development Company, to be**
78 **located at 5803 Old Highway 146, seeking an incentive to assist the**
79 **retention, and new construction/improvements towards the Bayport 146**
80 **Distribution Center project, in an amount not to exceed \$200,000.**

81
82 Motion made by Gary Bell. Motion seconded by Kevin Ferguson.
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84 To approve the Transwestern incentive request, in an amount not to exceed \$50,000
85 for reimbursement of permit fees, contingent upon a certificate of occupancy and a
86 24 month deadline for completion.
87

88 MOTION CARRIED BY UNANIMOUS CONSENT
89

90 **5.2 Consider and take all appropriate action on funding by EDC for the**
91 **Comprehensive Master Plan consultant, to facilitate the promotion of new or**
92 **expanded business development in an amount not to exceed \$115,000 and**
93 **recommendation for city staff to prepare public hearing notice.**
94

95 Community Development Director, Sean Landis presented the following item:
96

- 97 • *Request for EDC to fund the Comp Master Plan*
- 98 • *Recommended consultant: Freese and Nichols*
- 99 • *Comp Plan update is intended to provide an overview of the City presently,*
100 *establish its long-term vision and develop recommendations to assist the City*
101 *in planning for the future*
- 102 • *The Plan update process will identify concerns of the community based on an*
103 *assessment of the City's current condition, future residential, commercial and*
104 *economic growth, development issues, proposed policies, initiatives and*
105 *implementation goals to accomplish the overall vision and direction of the City*

- *The planning process will include participation of City leadership and all stakeholders in the community.*
- *Freese and Nichols Task Deliverables include in scope of services*
- *Freese and Nichols will complete the scope of services within 6 to 7 months from notice to proceed, depending on availability of stakeholders involved*
- *Comp Master Plan Kick-Off Meeting, April 2022, shall be 6 months which may be extended with the approval of City Council*

Motion made by Gary Bell and seconded by Terry Chapman.

To accept EDC funding for the Comprehensive Master Plan consultant, in an amount not to exceed \$115,000.

MOTION CARRIED BY UNANIMOUS CONSENT

5.3 Consider and take all appropriate action on nominating an EDC Board Member to attend the virtual BAHEP Space Exploration trip to Washington D.C. on May 16 thru 18, 2022.

To nominate Gary Bell.

Consider and take all appropriate action on nominating an EDC Board Member to attend the Economic Alliance Advocacy trip to Washington D.C. on April 26 thru 29, 2022.

To nominate Mayor Kolupski.

Motion made by Gary Bell and seconded by Kevin Ferguson.

MOTION CARRIED BY UNANIMOUS CONSENT

6. ROUTINE BUSINESS

6.1 Approve minutes of the December 9, 2021 regular meeting.

Motion made by Kevin Ferguson and seconded by Terry Chapman.

To approve the December 9, 2021 EDC minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

6.2 Approve minutes of the January 31, 2022 EDC Workshop meeting.

Motion made by Kevin Ferguson and seconded by Terry Chapman.

To approve the January 31, 2022 EDC Workshop minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

6.3 Status update of City projects.

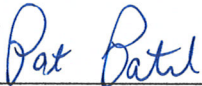
Report by EDC Director of City projects.

6.4 Establish future meeting dates and agenda items.

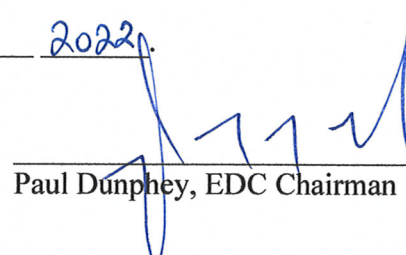
Next meeting: April 14, 2022 at 6:00 p.m.

Upon motion duly made, the meeting was adjourned at 7:08p.m.

APPROVED ON THE 14th DAY OF April 2022.



Pat Patel,
EDC Administrative Coordinator


Paul Dunphy, EDC Chairman